

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

September 5, 1996

A Meeting of the Manistee City Planning Commission was held on September 5, 1996 at 7:00 p.m. in City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Mike Fatke, Richard Franckowiak, Kristie Harless, John Lakos, John Serocki, Tony Slawinski, Roger Yoder

MEMBERS ABSENT: Denis Johnson

OTHERS PRESENT: Jon Rose (City Code Administrator)
Denise Mikula (City Office)
Ray Fortier (City Council)
Jan Gavlinski (City Council)
Jeff Mikula (Abonmarche)
Rob Keast (Manistee News Advocate)
Robert Horvat

Meeting was opened at 7:00 p.m. by Chairman R. Yoder.

PUBLIC HEARING:

There was no public hearing on the meeting agenda.

SITE PLAN REVIEWS:

Robert Horvat presented a proposed site plan for a motel on Arthur Street. The motel would be two floors with 44 rooms and would be built to stay within the 30 foot height limitation. Following general discussion a motion to approve the site plan with the following conditions:

1. Signage and Elevations need to be brought back to the Commission for approval.
2. The Department of Public Safety needs to review the entrance on US-31.
3. Storm drainage needs to be approved by the Sewage Department and City Engineers.

It was moved by Fatke, supported by Lakos. The motion passed unanimously.

Jon Rose presented a proposed site plan for parking at 385 Third Street, Community Mental Health. The request is for on street parallel parking that would be on both sides of the existing curb cut. The plan would be on the South side of Third Street between Maple and Sycamore Street. After discussion a motion to recommend that Council approve the concept with a question about the height of the step for access to the sidewalk. It was moved by Harless, supported by Slawinski. The motion passed unanimously.

Jon Rose presented a site plan for a proposed basketball court at Sands Park. The plan has been approved by the Parks Commission and has been turned over to the Planning Commission for their recommendations. The basketball court would be adjacent to the Teen Center. After discussion a motion was made to approve the location of the basketball court at Sands Park. It was moved by Franckowiak, supported by Lakos. The vote was as follows:

yes: Fatke, Franckowiak, Harless, Lakos, Slawinski, Yoder

no: Serocki

Motion Carried.

Jeff Mikula of Abonmarche Consultants asked that the Commission look at the repairs that will be made on Cherry Street from Twelfth Street to First Street. The City will be making the necessary repairs to the storm and sanitary sewer lines and will then be resurfacing the street. The plan is to put in curb and gutter along the length of Cherry Street and the need for pedestrian and bike traffic needs to be addressed. Different types of walkways/bike paths were discussed. The Planning Commission has been asked to make a recommendation at their next meeting scheduled for October 3, 1996.

CITIZEN QUESTIONS AND CONCERNS:

No questions were asked by the citizens in attendance.

MINUTES:

It was moved by Franckowiak, supported by Lakos, that minutes of the August 13, 1996 meeting be approved. The motion carried.

REPORTS:

D.D.A. Report

John Lakos gave the report for the August and September D.D.A. meeting. At the August meeting the D.D.A. agreed to reimburse Dr. Borenitsch one-half of his cost for having to re-work the Riverwalk entrance to the back of his building. A report that the upcoming sign ordinance being drafted is much better and will be superior and easier to enforce. The City Manager will be contacted on who is responsible to keep the Riverwalk clean and free of weeds. The D.D.A. re-elected the present officers to serve another year. The September meeting had discussion of the completion of the Riverwalk to the American Legion and Handicap Access was discussed at the meeting.

City Update

Jon Rose provided the following City Update: On Monday there will be a construction meeting with M.C. Smith, Anlaan, and Anlaan's electrician for work on the Riverwalk. Dale Picardat will continue to work two days a week until a replacement is found for his position. Julie Beardslee, City Assessor has switched offices with Dale Picardat and she is now in the southwest office and Dale is in the office next to Denise. Kathie Boyle will be moving out to the City Garage on Monday, September 16th. She will be answering the phone for all the departments at the garage and will be their secretary. Water bills will still be paid at City Hall. The County is proceeding with the Renaissance Zone and the City has approved Boltema Docks, Ex-Cell-O and the Century Boat property to be placed in the proposed Renaissance Zone.

Site Plan Review Historic Overlay Committee

John Serocki gave a report on the meeting of September 4th. Heritage Square owned by Dr. Gardin had put up an awning without approval. After discussion the awning was approved along with a sign that had already been ordered. Stage-Milliken had approval for the signs that were put up but not for the black paint that was used to frame the signs. They have agreed to repaint the black area with the ivory that was used as a trim color.

Zoning Board of Appeals

A variance was granted Al Thomas of 529 Maple Street for a reduction of the Front-yard set-back on Sophia Street from 25 feet to three feet. Steve Mellot and Kay Wager were granted a variance to reduce the side-yard set-back from ten feet to five feet at 523 Second Street to allow a stairway for access to the upstairs.

Other

Roger Yoder discussed the Ribbon Cutting Ceremony that was held at Dunes Drive and Monroe Street on Wednesday, September 4th. This was a dedication of the parking lot that provides access to Man-Made Lake. Mike Fatke and Roger Yoder were in attendance from the Planning Commission.

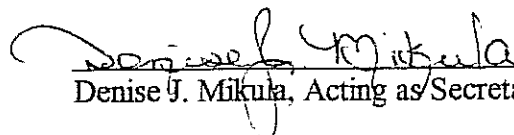
Jeff Mikula of Abonmarche mentioned the \$10,000 Coastal Grant that the City received for bank stabilization at Douglas Park.

ADJOURNMENT:

There being no further business, it was moved by Franckowiak, supported by Slawinski that the meeting be adjourned. The Motion carried.

The meeting adjourned at 8:15 p.m.

MANISTEE PLANNING COMMISSION


Denise J. Mikula, Acting as Secretary

